

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 19<sup>th</sup> day of January 2016 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate

constituting a quorum with Larry Oliver attending the City Council's Executive Session and arriving during the Briefing Session and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

### CALL TO ORDER

Vice-Chairman Wilson called the meeting to order at 7:00 p.m.

### **BRIEFING SESSION**

#### ITEM 1.

Vice-Chairman Wilson announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU15-47	GRAPEVINE CRICKET FIELD
CU15-48	BLUE GOOSE CANTINA
CU15-49	WISE GUYS PIZZERIA
HL15-06	517 EAST WORTH STREET
HL15-08	318 EAST WORTH STREET
HL15-09	511 ESTILL STREET

Vice-Chairman Wilson closed the Briefing Session at 7:26 p.m.

**JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:33 p.m. in the City Council Chambers. Items 2-8 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

**PLANNING AND ZONING COMMISSION REGULAR SESSION**

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 7:34 p.m.

ITEM 9. CONDITIONAL USE APPLICATION CU15-47 GRAPEVINE CRICKET FIELDS

First for the Commission to consider and make recommendation to City Council was conditional use application CU15-47 submitted by Thiru Kumaran for property located at 3451 Foxfire Lane and proposed to be platted as Lot 1, Block 1, Grapevine Cricket Fields. The applicant was requesting a conditional use permit to allow for stadium lighting and to exceed the maximum permitted height of a tent/canopy structure in conjunction with a cricket field complex.

The canopy was proposed to be 38-feet in height which exceeds the maximum permitted height of 35-feet. Lighting levels at the southwest, west and northwest property lines adjacent to the residential zoning meet the allowed lighting levels of 0.2 footcandles. The total parking provided is 98 spaces—95 spaces are required. At some point in the future the applicant plans to add 16 additional parking spaces providing a total of 114 spaces on site. No parking signs will be permanently installed along Foxfire Lane to discourage parking on the street.

In the Commission's regular session discussion was held regarding traffic and the lighting. B J Wilson moved to approve conditional use application CU15-47 with the condition that the field lighting be limited to Sunday thru Thursday 9pm and Friday and Saturday 10pm. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar and Luers  
Nays: Oliver and Fechter

ITEM 10. CONDITIONAL USE APPLICATION CU15-48 BLUE GOOSE CANTINA

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-48 submitted by Blue Goose Cantina for property located at 2455 East Grapevine Mills Circle and platted as Lot 3, Block 4, Grapevine Mills. The applicant was requesting a conditional use permit to amend the previously

approved site plan of CU02-43 (Ord. 2002-79), for a planned commercial center in excess of 1,000,000 square feet of gross leasable area with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (mixed beverages, beer and wine) specifically, to revise the building elevations, floor plan, allow outside dining and outside speakers in conjunction with a restaurant.

In the Commission's regular session, B J Wilson moved to approve conditional use application CU15-48. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

ITEM 11. CONDITIONAL USE APPLICATION CU15-49 WISE GUYS PIZZERIA

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-49 submitted by Wise Guys Pizzeria for property located at 322 South Park Boulevard and platted as Lot 5, Block 4, Park & Wall. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU14-39 (Ord. 2014-65) for a planned commercial center with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer and wine only), outdoor speakers and outside dining, specifically to allow on and off-premise consumption of alcoholic beverages (beer only) in conjunction with a restaurant.

The applicant is currently a holder of a Wine and Beer Retailer's Permit (BG Permit) from the Texas Alcoholic Beverage Commission. The BG Permit allows the holder to sell beer and wine for both on and off premise consumption; however, the applicant initially requested on-premise sales and consumption only. No other changes to the previously approved conditional use permit were proposed.

In the Commission's regular session, Dennis Luers moved to approve conditional use application CU15-49. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

ITEM 12. HISTORIC LANDMARK SUBDISTRICT HL15-06 517 EAST WORTH STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict HL15-06 submitted by Anne Somerfeld for property located at 517 East Worth Street and platted as Lot 5, Block 108, College Heights. The applicant was requesting an historic landmark overlay on her property located in the College Heights Addition.

In the Commission's regular session, B J Wilson moved to approve historic landmark subdistrict application HL15-06. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

ITEM 13. HISTORIC LANDMARK SUBDISTRICT HL15-08 318 EAST WORTH STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict HL15-08 submitted by Laura Hoffman for property located at 318 East Worth Street and platted as Lot E 60' 2, W 15' E 75' N 118' 2, Block 33, City of Grapevine. The applicant was requesting an historic landmark overlay on her property located in the Original Town of Grapevine.

In the Commission's regular session, Dennis Luers moved to approve historic landmark subdistrict application HL15-08. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

ITEM 14. HISTORIC LANDMARK SUBDISTRICT HL15-09 511 ESTILL STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict HL15-09 submitted by Copper Street Homes for property located at 511 Estill Street and platted as Lot 4, Block 100, College Heights. The applicant was requesting an historic landmark overlay on his property located in the College Heights.

In the Commission's regular session, Monica Hotelling moved to approve historic landmark subdistrict application HL15-09. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

ITEM 15. FINAL PLAT APPLICATION LOTS 1R & 2R, BLOCK 1, EGGERS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1R & 2R, Block 1, Eggers Addition on property located at 3215, 3219 & 3223 Wintergreen Terrace. The applicant was final platting 4.690 acres to plat three lots into two lots.

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In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1R & 2R, Block 1, Eggers Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

ITEM 16. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the December 15, 2015, Planning and Zoning Meeting.

Dennis Luers moved to approve the December 15, 2015 Planning and Zoning Commission Meeting minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

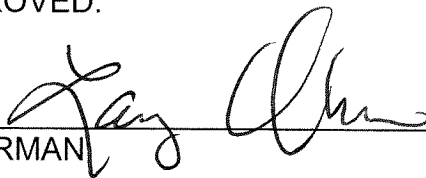
ADJOURNMENT

With no further business to discuss, Monica Hotelling moved to adjourn the meeting at 9:35 p.m. Gary Martin seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16<sup>TH</sup> DAY OF FEBRUARY 2016.

APPROVED:

  
CHAIRMAN

ATTEST:

  
PLANNING TECHNICIAN